

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Jennifer L. Burke

Debtor(s)

CHAPTER 13

U.S. Bank National Association, (Trustee for the
Pennsylvania Housing Finance Agency, pursuant to a
Trust Indenture dated as of April 1, 1982)

Movant

NO. 15-11563 ELF

vs.

Jennifer L. Burke

Debtor(s)

11 U.S.C. Section 362

William C. Miller, Esq.

Trustee

ORDER

AND NOW, this 30th day of January, 2017, after a hearing, it is hereby

ORDERED THAT: the Movant's Motion for Relief from the Automatic Stay is **GRANTED** and the automatic stay of all proceedings, as provided under Section 362 of Title 11 of the United States Code, as amended, is modified as to Movant, with respect to the subject premises located at 6222 Walker Street, Philadelphia, PA 19135 ("Property"), to allow Movant, or its successor or assignee, to proceed with its *in rem* rights and remedies under the terms of the subject mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Furthermore, the automatic stay, having been so modified, shall not prohibit any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) from taking any legal action to enforce or establish its right to possession of the Property.



**ERIC L. FRANK
CHIEF U.S. BANKRUPTCY JUDGE**